043.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,036,400 / 1,036,400
					USE VALUE:	1,036,400 / 1,036,400
					ASSESSED:	1,036,400 / 1,036,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUGGENHEIM POLLY R
Owner 2:	
Owner 3:	
Street 1:	60-62 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,030 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Clapboard Exterior and 2474 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5030.000	579,700		456,700	1,036,400
Total Card	0.115	579,700		456,700	1,036,400
Total Parcel	0.115	579,700		456,700	1,036,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.92 | /Parcel: 418.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30013
GIS Ref	
GIS Ref	
Insp Date	11/26/18

!3633!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	579,700	0	5,030.	456,700	1,036,400	1,036,400	Year End Roll	12/18/2019
2019	104	FV	430,400	0	5,030.	485,300	915,700	915,700	Year End Roll	1/3/2019
2018	104	FV	430,400	0	5,030.	354,000	784,400	784,400	Year End Roll	12/20/2017
2017	104	FV	404,500	0	5,030.	308,300	712,800	712,800	Year End Roll	1/3/2017
2016	104	FV	404,500	0	5,030.	262,600	667,100	667,100	Year End	1/4/2016
2015	104	FV	361,900	0	5,030.	256,900	618,800	618,800	Year End Roll	12/11/2014
2014	104	FV	361,900	0	5,030.	211,200	573,100	573,100	Year End Roll	12/16/2013
2013	104	FV	324,900	0	5,030.	201,000	525,900	525,900		12/13/2012

PRINT

Date	Time
12/10/20	18:50:09

LAST REV

Date	Time
03/03/20	09:26:13
danam	
3633	

USER DEFINED

Prior Id # 1:	30013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEEGER MARGARET	25999-366		1/26/1996		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1887	Heat App	12,209	C				
4/1/2019	454	Re-Roof	9,600	C				
7/5/2012	850	Addition	194,000					CONVERT TOWNHOUSE
10/3/2000	779	Addition	50,000	O				10X20 2 STORY ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
1/16/2013	Info Fm Prmt	BR	B Rossignol
3/27/2009	Meas/Inspect	163	PATRIOT
8/16/2001	Permit Visit	PM	Peter M
3/10/2000	Inspected	276	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	197	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5030		Sq. Ft.	Site		0	80.	1.13	1									456,720						456,700	

Total AC/HA:	0.11547	Total SF/SM:	5030	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,720	Spl Credit		Total:	456,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07441390
Const Adj.:	0.99000001
Adj $ / SQ:	180.824
Other Features:	138000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712102
Depreciation:	132451
Depreciated Total:	579651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

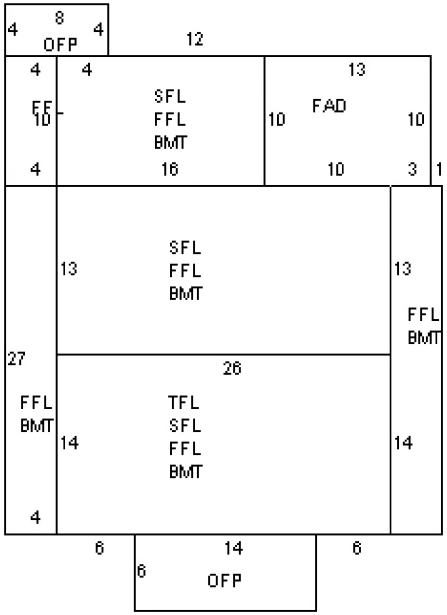
No Unit	RMS	BRS	FL
1	3	1	
1	7	3	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.91
Special Features:	0	Val/Su Net:	158.04
Final Total:	579700	Val/Su SzAd	234.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	180.820	202,161
BMT	Basement	1,078	54.250	58,478
SFL	Second Floor	862	180.820	155,870
TFL	Third Floor	364	180.820	65,820
FAD	Addition	130	180.820	23,507
OFP	Open Porch	116	30.420	3,528
	Net Sketched Area:	3,668	Total:	509,364
Size Ad	2474	Gross Are	3668	FinArea 2474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	